



What workforce housing development projects are currently in the works?

The city has a few projects in the works to help address the current workforce housing crisis. These include:

- Sunset Lofts, a 46-unit apartment complex to be located at 220 Sunset Dr., will see the city contributing up to \$4.2 million to ensure long-term affordability. The empty lot is already appropriately zoned for multi-family, residential zoning. The apartments will be deed restricted for 50 years to limit rents and utilities to 30 percent of gross income for wage earners making 80 percent, 90 percent and 100 percent of area median incomes.
- The City is exploring building workforce housing on the two-acre, city-owned property at 55 Sinagua Dr., adjacent to City Hall.
- The City owns 200 acres off State Route 89A, across from the Wastewater Treatment Plant, which is known as The Dells. Staff will be exploring, with input from the community, if The Dells could and should be a place for future workforce housing.

What else is being done and why isn't the city doing more?

Land values in Sedona have skyrocketed, exacerbating the situation even more than before. Finding land and developers who want to do workforce housing projects, is a challenge. However, in order to dedicate more resources to this very important issue, in June 2021, the Sedona and Cottonwood city councils agreed to share the costs associated with hiring a housing manager – a first for both cities. The two cities created the role as a partnership to lead the implementation of affordable and workforce housing initiatives, listed above and below, in both communities since jobs, housing and the economy are linked.

Is there a down payment assistance program to help with affording a home in the Verde Valley?

Yes. In November 2021, City Council approved a down payment assistance program in partnership with Housing Solutions of Northern Arizona.

The main details of the down payment assistance program include:

- The home purchase can be anywhere in the Verde Valley but requires a multi-year commitment to work in Sedona.
- Up to \$10,000 of borrower funds can be matched with up to \$25,000 in assistance funds for a 2.5-to-1 match.
- The buyer must owner-occupy the home.
- If the homeowner sells the home, the city is repaid when it sells using an equity-share formula.
- This program will be administered by Housing Solutions of Northern Arizona.

The city hopes to have this program implemented by spring of 2022.

I still have questions. Where can I learn more?

For more information on workforce housing advancements, contact Housing Manager Shannon Boone at 928-203-5126 or sboone@sedonaaz.gov.